

HOUSING NOW

Winnipeg CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2010

New Home Market

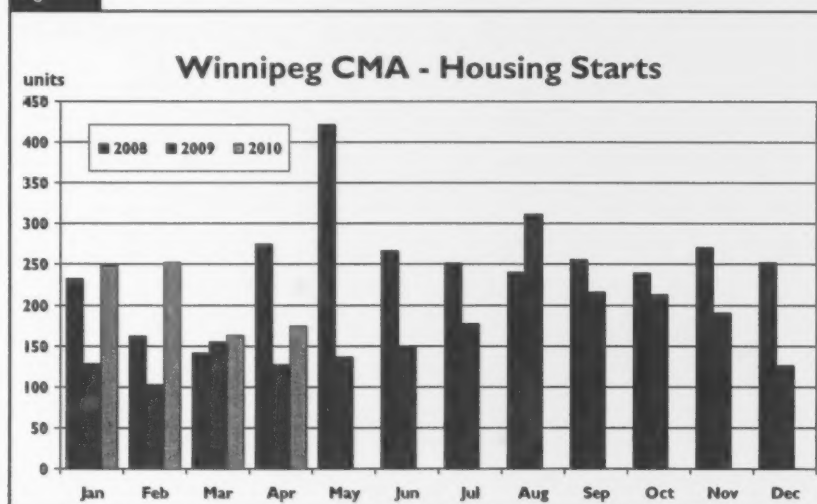
Winnipeg housing starts maintain their impressive pace in April

For the fourth consecutive month, housing starts in the Winnipeg Census Metropolitan Area (CMA) were stronger than the previous year. Local home builders started work on 174 units of all types in April, up from 127 units one year earlier. After four

months, housing starts in the Winnipeg CMA totalled 837 units, up from 513 in the corresponding period in 2009. The year-to-date figures represent an increase of 63 per cent over the previous year.

Following an impressive 65 per cent gain in March, single-detached home builders started work on 155 units in April, representing a 34 per cent gain over the previous year. April's strong performance brings the year-to-date total for single-detached starts to 519

Figure 1



Source: CMHC

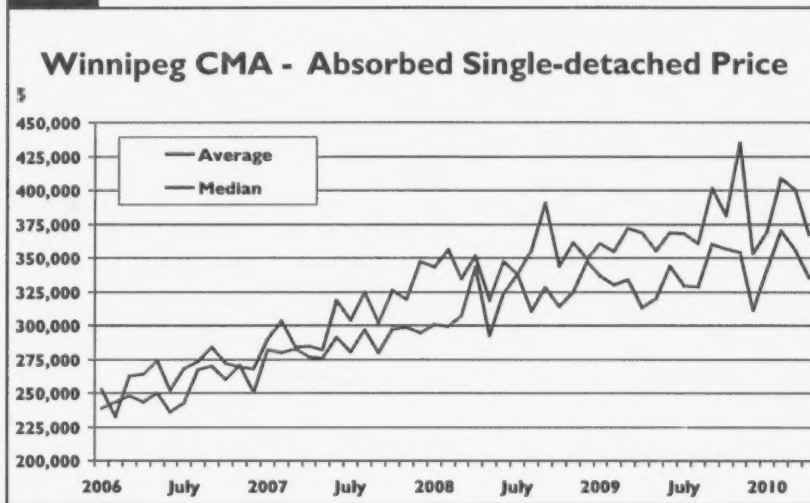
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Figure 2



Source: CMHC

units, a 28 per cent increase over the first four months of 2009. Winnipeg's single-detached home building industry is working to replenish the inventory of complete and unabsorbed units which has been driven to low levels by brisk demand and reduced completions. A low level of listings in the competing resale market has also contributed to the rise in starts. To the end of April, the rural municipalities of MacDonald and West St. Paul reported the largest year-over-year gains in construction, up 200 and 133 per cent, respectively.

Single-detached completions within the Winnipeg CMA declined year-

over-year in April by a few per cent to 109 units. At 100 units, single-detached absorptions were four per cent higher than the previous year but lower than the number of homes completed. Accordingly, single-detached inventories increased month-over-month for only the third time in a year. Despite the increase, the volume of complete and unabsorbed singles in April was 40 per cent lower than April 2009, reaching 141 units. Sustained absorption rates over the past year, coupled with restrained increases in single-detached starts, have resulted in a decline in the stock of completed and unoccupied singles.

The average price of a new single-detached home absorbed in April was \$367,398, down 0.3 per cent from the average value reported in April 2009. April's median price of \$335,572 was seven per cent higher than the previous year. By comparison, contractor selling prices reported by the Statistics Canada's New House Price Index (NHPI) increased 4.5 per cent on a year-over-year basis in March.

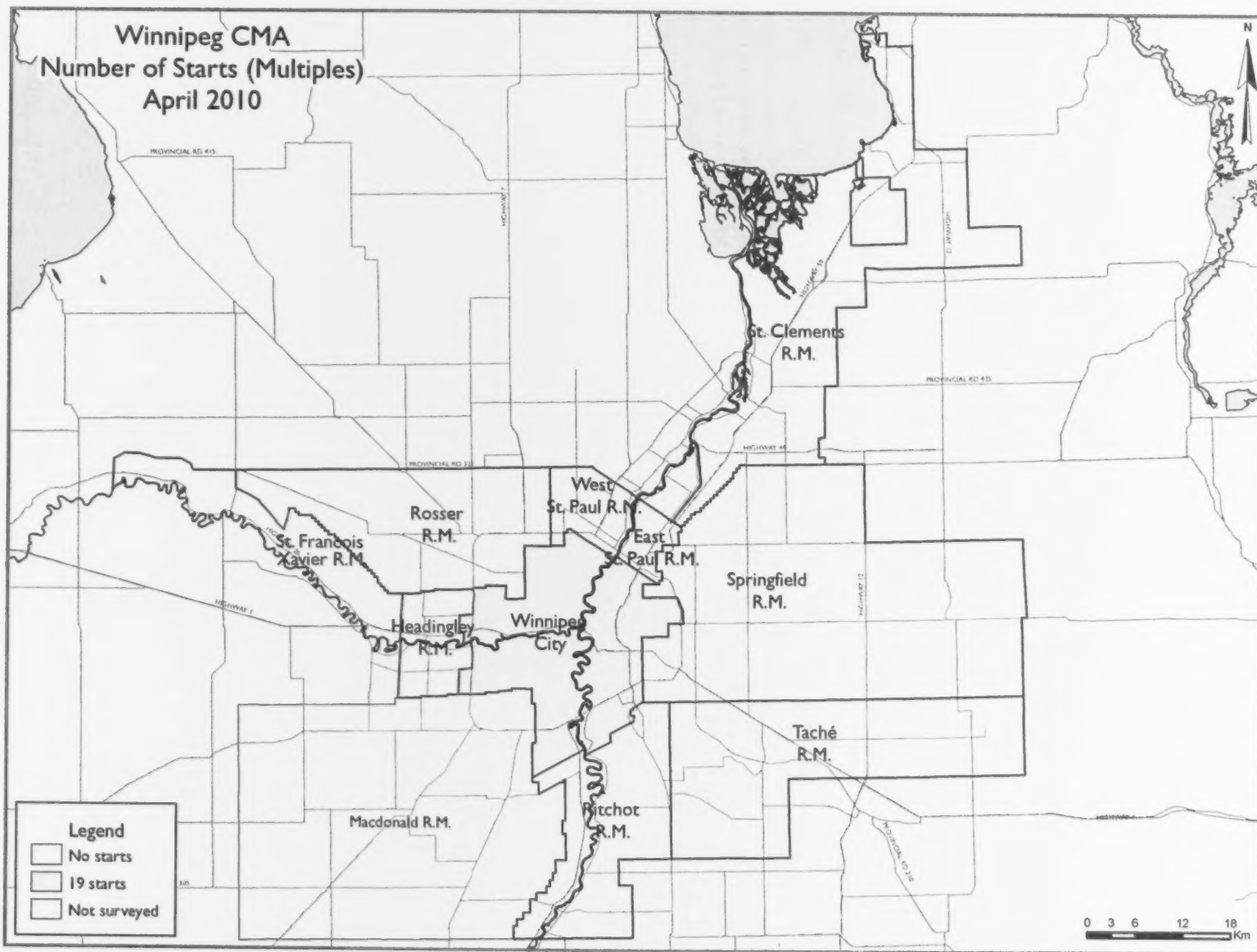
After a slow month of March when only 16 units were started, multi-family construction in April recorded a slightly stronger performance. Multi-family starts, which include semi-detached units, rows, and apartment, totalled 19 units in April, up from 11 in April 2009. All of April's construction were row units, as no semi-detached or apartment starts were reported. After four months, multiple starts have risen by 192 per cent year-over-year to 318 units, thanks largely to a first-quarter rebound in Winnipeg's apartment market. Following the 56 per cent reduction in 2009, apartment starts to the end of April are 244 per cent higher than the pace set last year, reaching 265 units. Nearly 60 per cent of apartment starts thus far are for rental tenure. By comparison, semi-detached and row starts after four months have reported gains of 67 and 65 per cent, respectively.

Across the CMA, multiple unit absorptions were down from April 2009 but managed to exceed completions by 23 units. As a result, the inventory of completed and unoccupied multiples declined in April for the first time in four months. At 207 units, the number of complete and unabsorbed multiples in April was 45 per cent lower than the previous year. The sustained decline in the inventory of completed and unoccupied multiples, particularly rental and condominium apartments, will ease concerns and encourage new construction in the months ahead. In April, there were 196 complete and unabsorbed apartments, representing 95 per cent of multi-family units in inventory.

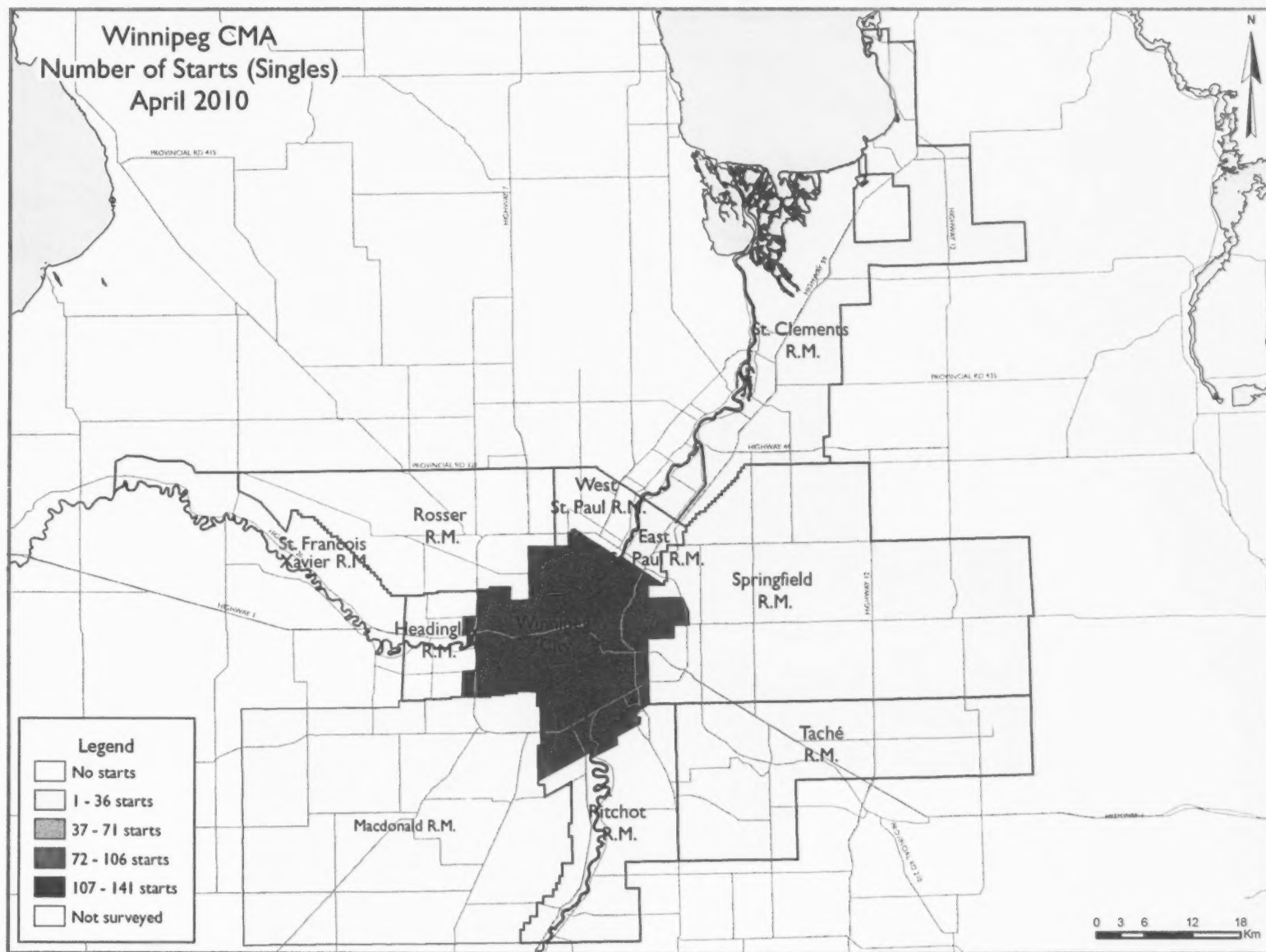
Figure 3

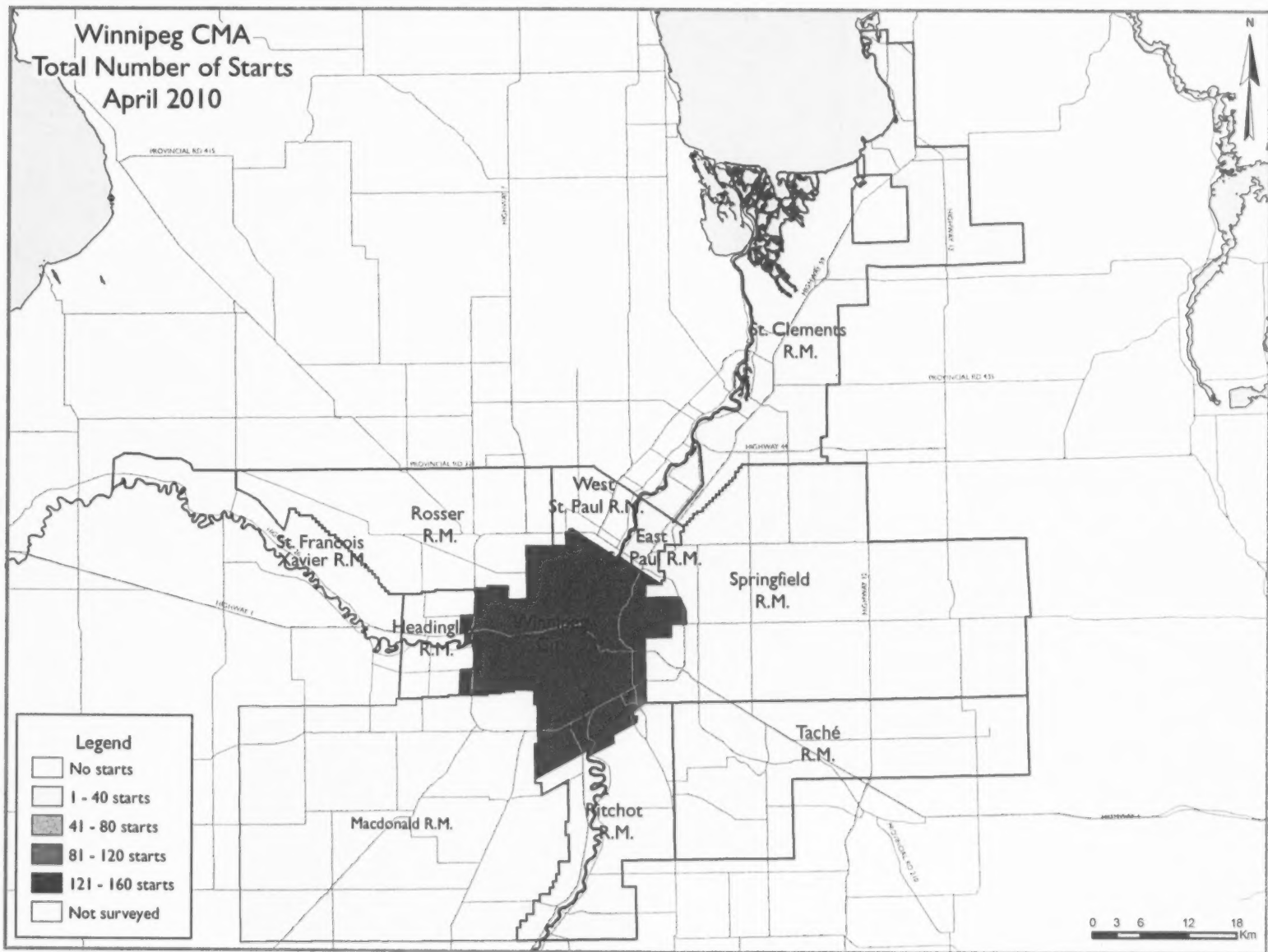


Source: CMHC

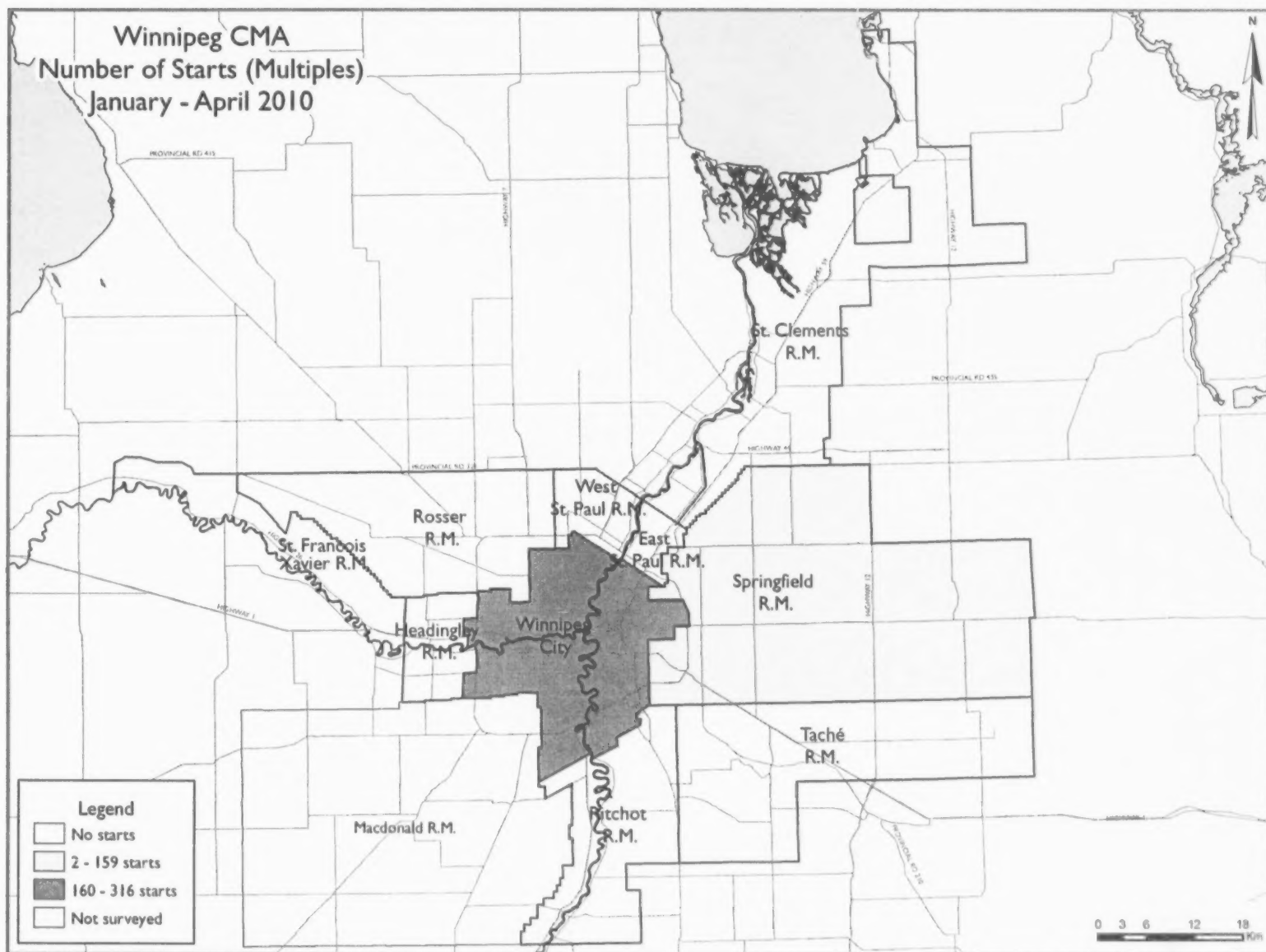


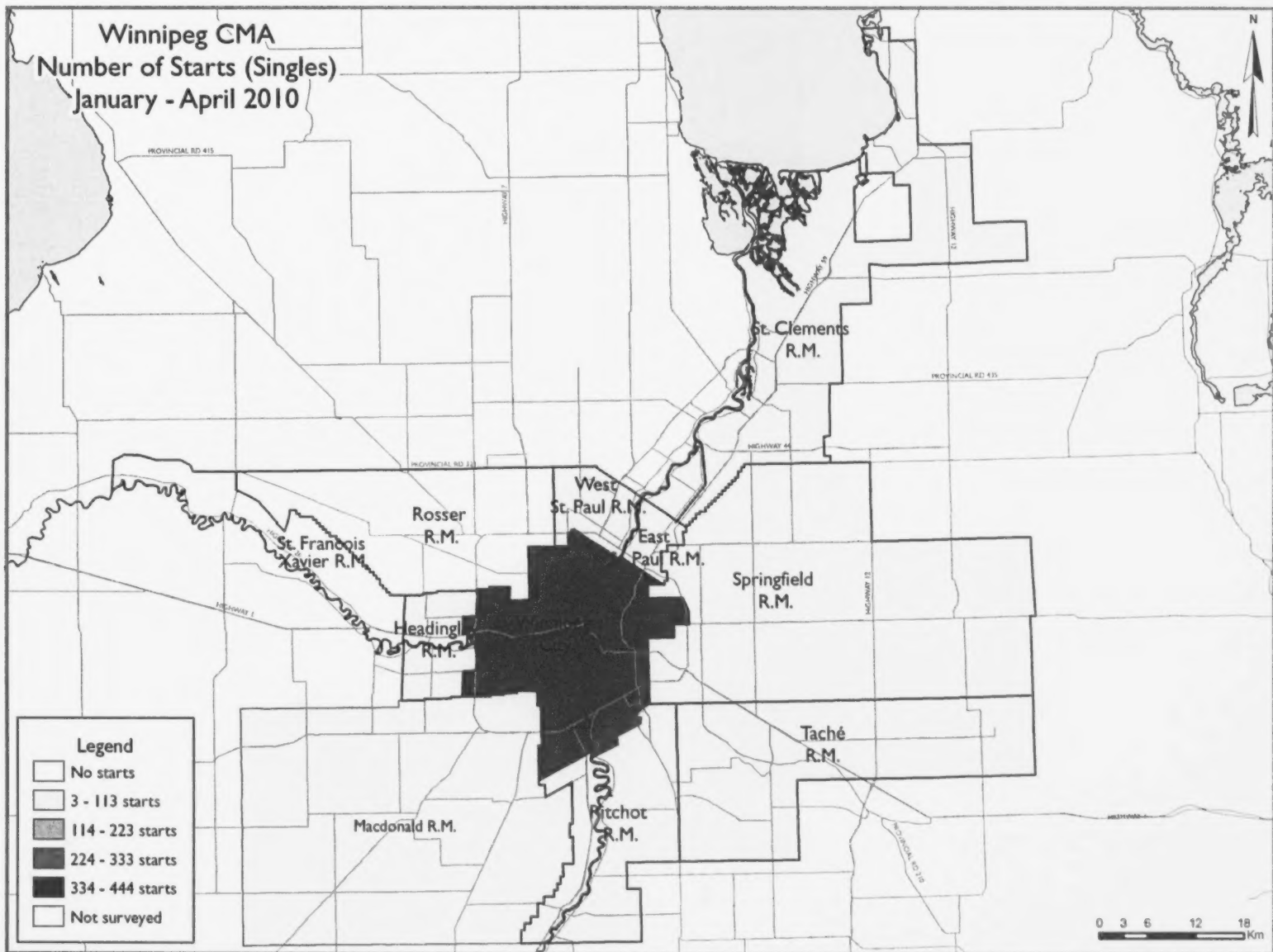
**Winnipeg CMA
Number of Starts (Singles)
April 2010**

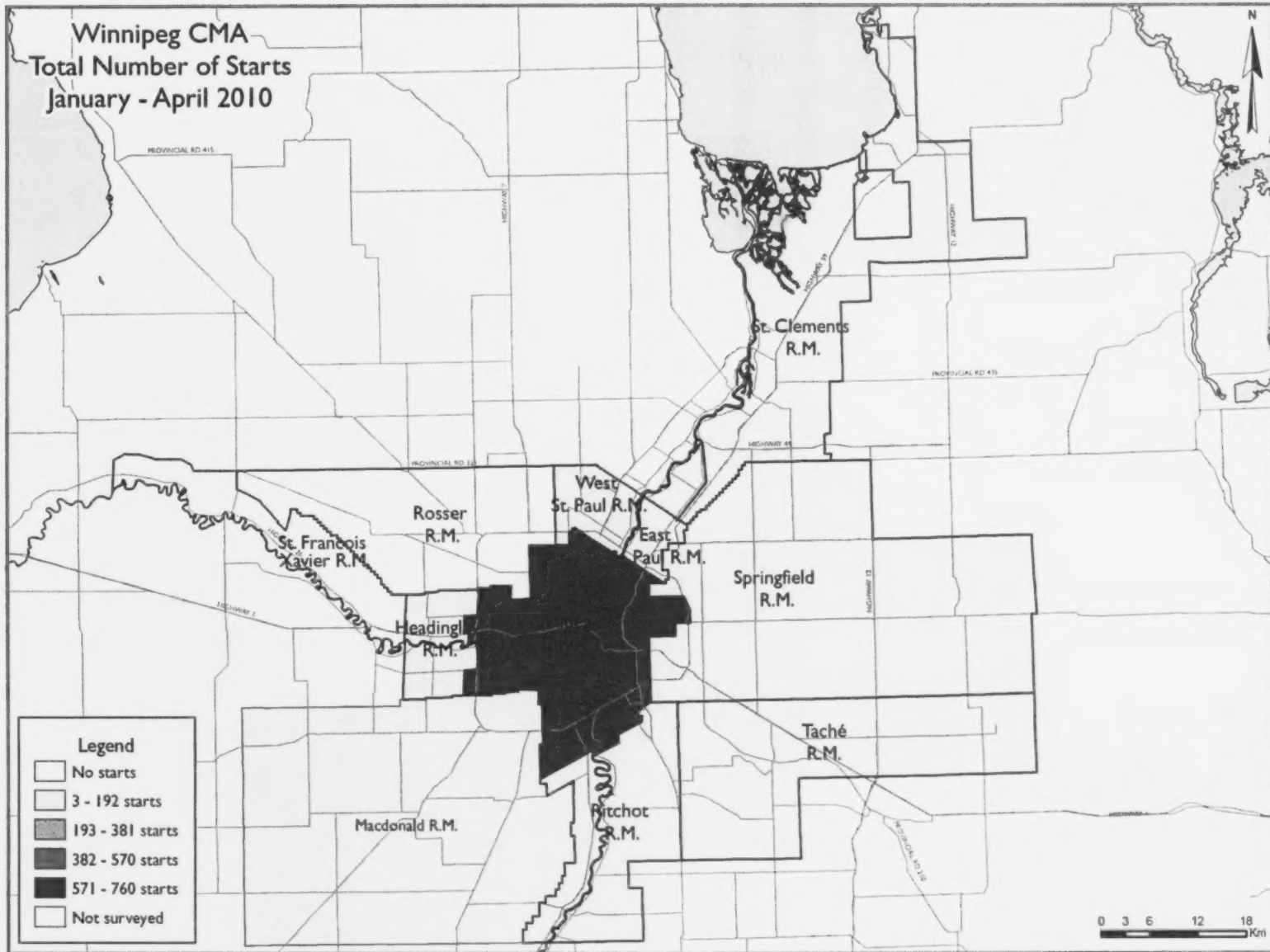




Winnipeg CMA
Number of Starts (Multiples)
January - April 2010







HOUSING NOW REPORT TABLES

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- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
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- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA									
April 2010									
	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2010	155	0	0	0	19	0	0	0	174
April 2009	115	0	0	1	11	0	0	0	127
% Change	34.8	n/a	n/a	-100.0	72.7	n/a	n/a	n/a	37.0
Year-to-date 2010	517	4	0	2	49	110	0	155	837
Year-to-date 2009	402	6	0	2	33	18	4	48	513
% Change	28.6	-33.3	n/a	0.0	48.5	**	-100.0	**	63.2
UNDER CONSTRUCTION									
April 2010	935	12	0	6	104	175	0	314	1,546
April 2009	947	12	0	5	82	609	4	205	1,888
% Change	-1.3	0.0	n/a	20.0	26.8	-71.3	-100.0	53.2	-18.1
COMPLETIONS									
April 2010	108	0	0	1	0	0	3	0	112
April 2009	110	2	0	1	0	71	0	0	184
% Change	-1.8	-100.0	n/a	0.0	n/a	-100.0	n/a	n/a	-39.1
Year-to-date 2010	308	2	0	2	10	159	3	95	579
Year-to-date 2009	295	8	0	5	38	101	0	104	551
% Change	4.4	-75.0	n/a	-60.0	-73.7	57.4	n/a	-8.7	5.1
COMPLETED & NOT ABSORBED									
April 2010	134	2	0	7	6	118	3	78	348
April 2009	226	7	0	8	16	140	0	216	613
% Change	-40.7	-71.4	n/a	-12.5	-62.5	-15.7	n/a	-63.9	-43.2
ABSORBED									
April 2010	97	3	0	3	1	1	0	21	126
April 2009	93	0	0	3	1	62	0	24	183
% Change	4.3	n/a	n/a	0.0	0.0	-98.4	n/a	-12.5	-31.1
Year-to-date 2010	323	4	4	6	20	129	0	134	620
Year-to-date 2009	339	3	0	7	34	91	0	62	536
% Change	-4.7	33.3	n/a	-14.3	-41.2	41.8	n/a	116.1	15.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket

April 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Winnipeg City									
April 2010	141	0	0	0	19	0	0	0	160
April 2009	88	0	0	0	11	0	0	0	99
East St. Paul R.M.									
April 2010	2	0	0	0	0	0	0	0	2
April 2009	2	0	0	0	0	0	0	0	2
Headingley R.M.									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	3	0	0	0	0	0	0	0	3
MacDonald R.M.									
April 2010	2	0	0	0	0	0	0	0	2
April 2009	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
April 2010	2	0	0	0	0	0	0	0	2
April 2009	1	0	0	0	0	0	0	0	1
Rosser R.M.									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
April 2010	1	0	0	0	0	0	0	0	1
April 2009	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
April 2010	6	0	0	0	0	0	0	0	6
April 2009	9	0	0	1	0	0	0	0	10
Tache R.M.									
April 2010	1	0	0	0	0	0	0	0	1
April 2009	6	0	0	0	0	0	0	0	6
West St. Paul R.M.									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	1	0	0	0	0	0	0	0	1
Winnipeg CMA									
April 2010	155	0	0	0	19	0	0	0	174
April 2009	115	0	0	1	11	0	0	0	127

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Winnipeg City									
April 2010	747	8	0	2	104	175	0	314	1,350
April 2009	714	10	0	0	82	609	0	205	1,644
East St. Paul R.M.									
April 2010	14	0	0	2	0	0	0	0	16
April 2009	21	0	0	0	0	0	0	0	21
Headingley R.M.									
April 2010	11	0	0	1	0	0	0	0	12
April 2009	24	0	0	1	0	0	0	0	25
MacDonald R.M.									
April 2010	30	0	0	0	0	0	0	0	30
April 2009	7	0	0	0	0	0	0	0	7
Ritchot R.M.									
April 2010	7	2	0	0	0	0	0	0	9
April 2009	13	0	0	0	0	0	0	0	13
Rosser R.M.									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
April 2010	32	0	0	0	0	0	0	0	32
April 2009	32	0	0	0	0	0	0	0	32
St. Francois Xavier R.M.									
April 2010	4	0	0	0	0	0	0	0	4
April 2009	5	0	0	0	0	0	0	0	5
Springfield R.M.									
April 2010	50	2	0	1	0	0	0	0	53
April 2009	67	0	0	4	0	0	0	0	71
Tache R.M.									
April 2010	24	0	0	0	0	0	0	0	24
April 2009	44	2	0	0	0	0	4	0	50
West St. Paul R.M.									
April 2010	16	0	0	0	0	0	0	0	16
April 2009	19	0	0	0	0	0	0	0	19
Winnipeg CMA									
April 2010	935	12	0	6	104	175	0	314	1,546
April 2009	947	12	0	5	82	609	4	205	1,888

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
April 2010	94	0	0	0	0	0	0	0	94
April 2009	89	2	0	0	0	71	0	0	162
East St. Paul R.M.									
April 2010	1	0	0	0	0	0	0	0	1
April 2009	0	0	0	0	0	0	0	0	0
Headingley R.M.									
April 2010	0	0	0	1	0	0	0	0	1
April 2009	5	0	0	1	0	0	0	0	6
Macdonald R.M.									
April 2010	1	0	0	0	0	0	0	0	1
April 2009	1	0	0	0	0	0	0	0	1
Ritchot R.M.									
April 2010	2	0	0	0	0	0	0	0	2
April 2009	0	0	0	0	0	0	0	0	0
Rosser R.M.									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
April 2010	4	0	0	0	0	0	0	0	4
April 2009	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	1	0	0	0	0	0	0	0	1
Springfield R.M.									
April 2010	5	0	0	0	0	0	0	0	5
April 2009	5	0	0	0	0	0	0	0	5
Tache R.M.									
April 2010	1	0	0	0	0	0	3	0	4
April 2009	4	0	0	0	0	0	0	0	4
West St. Paul R.M.									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	1	0	0	0	0	0	0	0	1
Winnipeg CMA									
April 2010	108	0	0	1	0	0	3	0	112
April 2009	110	2	0	1	0	71	0	0	184

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Winnipeg City									
April 2010	123	2	0	0	5	113	0	78	321
April 2009	173	6	0	0	15	134	0	216	544
East St. Paul R.M.									
April 2010	2	0	0	3	0	0	0	0	5
April 2009	10	0	0	6	0	0	0	0	16
Headingley R.M.									
April 2010	0	0	0	2	0	0	0	0	2
April 2009	5	0	0	1	0	0	0	0	6
MacDonald R.M.									
April 2010	3	0	0	0	0	0	0	0	3
April 2009	12	0	0	0	0	0	0	0	12
Ritchot R.M.									
April 2010	1	0	0	0	0	0	0	0	1
April 2009	8	1	0	0	0	0	0	0	9
Rosser R.M.									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
April 2010	0	0	0	0	0	5	0	0	5
April 2009	3	0	0	0	0	6	0	0	9
St. Francois Xavier R.M.									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
April 2010	3	0	0	2	0	0	0	0	5
April 2009	8	0	0	1	0	0	0	0	9
Tache R.M.									
April 2010	1	0	0	0	1	0	3	0	5
April 2009	3	0	0	0	1	0	0	0	4
West St. Paul R.M.									
April 2010	1	0	0	0	0	0	0	0	1
April 2009	4	0	0	0	0	0	0	0	4
Winnipeg CMA									
April 2010	134	2	0	7	6	118	3	78	348
April 2009	226	7	0	8	16	140	0	216	613

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
April 2010	83	1	0	1	1	1	0	21	108
April 2009	73	0	0	0	1	59	0	24	157
East St. Paul R.M.									
April 2010	1	0	0	0	0	0	0	0	1
April 2009	0	0	0	2	0	0	0	0	2
Headingley R.M.									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	4	0	0	1	0	0	0	0	5
MacDonald R.M.									
April 2010	2	0	0	0	0	0	0	0	2
April 2009	0	0	0	0	0	0	0	0	0
Ritchot R.M.									
April 2010	1	0	0	0	0	0	0	0	1
April 2009	0	0	0	0	0	0	0	0	0
Rosser R.M.									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
April 2010	4	0	0	0	0	0	0	0	4
April 2009	3	0	0	0	0	3	0	0	6
St. Francois Xavier R.M.									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	1	0	0	0	0	0	0	0	1
Springfield R.M.									
April 2010	3	2	0	2	0	0	0	0	7
April 2009	3	0	0	0	0	0	0	0	3
Tache R.M.									
April 2010	2	0	0	0	0	0	0	0	2
April 2009	7	0	0	0	0	0	0	0	7
West St. Paul R.M.									
April 2010	1	0	0	0	0	0	0	0	1
April 2009	1	0	0	0	0	0	0	0	1
Winnipeg CMA									
April 2010	97	3	0	3	1	1	0	21	126
April 2009	93	0	0	3	1	62	0	24	183

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Winnipeg CMA
2000 - 2009**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430
% Change	7.7	-50.0	n/a	-6.7	169.0	**	n/a	127.4	33.4
2002	1,498	4	0	30	29	81	0	179	1,821
% Change	25.3	-50.0	n/a	-28.6	-44.2	***	-100.0	155.7	23.6
2001	1,196	8	0	42	52	15	6	70	1,473
% Change	3.1	***	-100.0	-16.0	67.7	n/a	n/a	6.1	11.8
2000	1,160	2	8	50	31	0	0	66	1,317

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type

April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	% Change
Winnipeg City	141	88	0	0	19	11	0	0	160	99	61.6
East St. Paul R.M.	2	2	0	0	0	0	0	0	2	2	0.0
Headingley R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
MacDonald R.M.	2	2	0	0	0	0	0	0	2	2	0.0
Ritchot R.M.	2	1	0	0	0	0	0	0	2	1	100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	6	10	0	0	0	0	0	0	6	10	-40.0
Tache R.M.	1	6	0	0	0	0	0	0	1	6	-83.3
West St. Paul R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Winnipeg CMA	155	116	0	0	19	11	0	0	174	127	37.0

Table 2.1: Starts by Submarket and by Dwelling Type

January - April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Winnipeg City	444	335	8	6	43	33	265	66	760	440	72.7
East St. Paul R.M.	8	6	0	0	0	0	0	0	8	6	33.3
Headingley R.M.	4	9	0	0	0	0	0	0	4	9	-55.6
MacDonald R.M.	15	5	0	0	0	0	0	0	15	5	200.0
Ritchot R.M.	5	3	0	0	0	0	0	0	5	3	66.7
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	10	7	0	0	0	0	0	0	10	7	42.9
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	23	17	2	0	0	0	0	0	25	17	47.1
Tache R.M.	3	18	0	0	0	4	0	0	3	22	-86.4
West St. Paul R.M.	7	3	0	0	0	0	0	0	7	3	133.3
Winnipeg CMA	519	404	10	6	43	37	265	66	837	513	63.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Winnipeg City	19	11	0	0	0	0	0	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	19	11	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	43	33	0	0	110	18	155	48
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	4	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	43	33	0	4	110	18	155	48

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2010

Submarket	Freehold		Condominium		Rental		Total*	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Winnipeg City	141	88	19	11	0	0	160	99
East St. Paul R.M.	2	2	0	0	0	0	2	2
Headingley R.M.	0	3	0	0	0	0	0	3
MacDonald R.M.	2	2	0	0	0	0	2	2
Ritchot R.M.	2	1	0	0	0	0	2	1
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	1	3	0	0	0	0	1	3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	6	9	0	1	0	0	6	10
Tache R.M.	1	6	0	0	0	0	1	6
West St. Paul R.M.	0	1	0	0	0	0	0	1
Winnipeg CMA	155	115	19	12	0	0	174	127

Table 2.5: Starts by Submarket and by Intended Market
January - April 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	445	341	160	51	155	48	760	440
East St. Paul R.M.	7	6	1	0	0	0	8	6
Headingley R.M.	4	9	0	0	0	0	4	9
MacDonald R.M.	15	5	0	0	0	0	15	5
Ritchot R.M.	5	3	0	0	0	0	5	3
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	10	7	0	0	0	0	10	7
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	25	15	0	2	0	0	25	17
Tache R.M.	3	18	0	0	0	4	3	22
West St. Paul R.M.	7	3	0	0	0	0	7	3
Winnipeg CMA	521	408	161	53	155	52	837	513

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	% Change
Winnipeg City	94	89	0	2	0	0	0	71	94	162	-42.0
East St. Paul R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Headingley R.M.	1	6	0	0	0	0	0	0	1	6	-83.3
MacDonald R.M.	1	1	0	0	0	0	0	0	1	1	0.0
Ritchot R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	4	3	0	0	0	0	0	0	4	3	33.3
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	5	5	0	0	0	0	0	0	5	5	0.0
Tache R.M.	1	4	0	0	3	0	0	0	4	4	0.0
West St. Paul R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Winnipeg CMA	109	111	0	2	3	0	0	71	112	184	-39.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Winnipeg City	245	202	4	10	6	36	254	175	509	423	20.3
East St. Paul R.M.	4	3	0	0	0	0	0	0	4	3	33.3
Headingley R.M.	3	12	0	0	0	0	0	0	3	12	-75.0
MacDonald R.M.	4	12	0	0	0	0	0	0	4	12	-66.7
Ritchot R.M.	4	12	0	0	0	0	0	0	4	12	-66.7
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	12	20	0	0	0	0	0	30	12	50	-76.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	19	12	2	0	0	0	0	0	21	12	75.0
Tache R.M.	11	18	0	0	3	0	0	0	14	18	-22.2
West St. Paul R.M.	8	7	0	0	0	0	0	0	8	7	14.3
Winnipeg CMA	310	300	6	10	9	36	254	205	579	551	5.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Winnipeg City	0	0	0	0	0	71	0	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	3	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	0	3	0	0	71	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	6	36	0	0	159	71	95	104
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	30	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	3	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	6	36	3	0	159	101	95	104

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2010

Submarket	Freehold		Condominium		Rental		Total*	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Winnipeg City	94	91	0	71	0	0	94	162
East St. Paul R.M.	1	0	0	0	0	0	1	0
Headingley R.M.	0	5	1	1	0	0	1	6
MacDonald R.M.	1	1	0	0	0	0	1	1
Ritchot R.M.	2	0	0	0	0	0	2	0
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	4	3	0	0	0	0	4	3
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	5	5	0	0	0	0	5	5
Tache R.M.	1	4	0	0	3	0	4	4
West St. Paul R.M.	0	1	0	0	0	0	0	1
Winnipeg CMA	108	112	1	72	3	0	112	184

Table 3.5: Completions by Submarket and by Intended Market
January - April 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	245	209	169	110	95	104	509	423
East St. Paul R.M.	4	3	0	0	0	0	4	3
Headingley R.M.	2	8	1	4	0	0	3	12
MacDonald R.M.	4	12	0	0	0	0	4	12
Ritchot R.M.	4	12	0	0	0	0	4	12
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	12	20	0	30	0	0	12	50
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	20	12	1	0	0	0	21	12
Tache R.M.	11	18	0	0	3	0	14	18
West St. Paul R.M.	8	7	0	0	0	0	8	7
Winnipeg CMA	310	303	171	144	98	104	579	551

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2010

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$275,000		\$275,000 - \$324,999		\$325,000 - \$374,999		\$375,000 - \$424,999		\$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
April 2010	19	22.9	20	24.1	22	26.5	9	10.8	13	15.7	83	335,143	366,794
April 2009	21	28.8	26	35.6	5	6.8	7	9.6	14	19.2	73	309,000	347,821
Year-to-date 2010	46	19.3	50	21.0	66	27.7	24	10.1	52	21.8	238	342,000	375,081
Year-to-date 2009	55	23.7	63	27.2	43	18.5	27	11.6	44	19.0	232	319,550	351,903
East St. Paul R.M.													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	0.0	1	8.3	2	16.7	2	16.7	7	58.3	12	543,064	597,007
Headingley R.M.													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	0	0.0	0	0.0	4	80.0	0	0.0	1	20.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	0.0	0	0.0	8	57.1	0	0.0	6	42.9	14	358,450	529,057
MacDonald R.M.													
April 2010	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	3	50.0	0	0.0	2	33.3	1	16.7	6	--	--
Year-to-date 2009	3	27.3	3	27.3	3	27.3	1	9.1	1	9.1	11	300,200	342,836
Ritchot R.M.													
April 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2009	3	30.0	3	30.0	1	10.0	2	20.0	1	10.0	10	299,450	318,375
Rosser R.M.													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
St. Clements R.M.													
April 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
April 2009	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	--	--
Year-to-date 2010	1	16.7	1	16.7	1	16.7	3	50.0	0	0.0	6	--	--
Year-to-date 2009	5	23.8	6	28.6	4	19.0	2	9.5	4	19.0	21	300,000	331,310
St. Francois Xavier R.M.													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

April 2010													
Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$275,000		\$275,000 - \$324,999		\$325,000 - \$374,999		\$375,000 - \$424,999		\$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
April 2010	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
April 2009	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	--	--
Year-to-date 2010	0	0.0	6	50.0	1	8.3	4	33.3	1	8.3	12	330,092	351,903
Year-to-date 2009	3	23.1	4	30.8	0	0.0	2	15.4	4	30.8	13	290,620	362,134
Tache R.M.													
April 2010	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
April 2009	1	14.3	2	28.6	1	14.3	2	28.6	1	14.3	7	--	--
Year-to-date 2010	1	14.3	0	0.0	3	42.9	2	28.6	1	14.3	7	--	--
Year-to-date 2009	6	30.0	7	35.0	3	15.0	2	10.0	2	10.0	20	298,350	320,304
West St. Paul R.M.													
April 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
April 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	42.9	4	57.1	7	--	--
Year-to-date 2009	2	18.2	2	18.2	3	27.3	2	18.2	2	18.2	11	325,000	356,627
Winnipeg CMA													
April 2010	19	20.2	25	26.6	23	24.5	13	13.8	14	14.9	94	335,572	367,398
April 2009	23	24.0	31	32.3	11	11.5	11	11.5	20	20.8	96	313,221	368,650
Year-to-date 2010	49	17.2	61	21.4	72	25.3	38	13.3	65	22.8	285	345,184	379,862
Year-to-date 2009	78	22.5	90	26.0	67	19.4	40	11.6	71	20.5	346	325,900	363,377

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
April 2010

Submarket	April 2010	April 2009	% Change	YTD 2010	YTD 2009	% Change
Winnipeg City	366,794	347,821	5.5	375,081	351,903	6.6
East St. Paul R.M.	--	--	n/a	--	597,007	n/a
Headingley R.M.	--	--	n/a	--	529,057	n/a
MacDonald R.M.	--	--	n/a	--	342,836	n/a
Ritchot R.M.	--	--	n/a	--	318,375	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	331,310	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	351,903	362,134	-2.8
Tache R.M.	--	--	n/a	--	320,304	n/a
West St. Paul R.M.	--	--	n/a	--	356,627	n/a
Winnipeg CMA	367,398	368,650	-0.3	379,862	363,377	4.5

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Winnipeg
April 2010**

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to- New Listings SA	Average Price (\$)	Yr/Yr %	Average Price (\$ SA)
2009	January	501	-3.7	1,013	956	1,427	71.0	183,873	5.1	197,947
	February	621	-13.0	896	1,048	1,408	63.6	194,588	5.9	199,371
	March	869	-5.3	874	1,393	1,312	66.6	211,409	3.9	209,977
	April	1,087	-12.8	914	1,567	1,260	72.5	212,541	1.3	199,931
	May	1,301	-11.7	947	1,851	1,298	73.0	208,806	-1.0	199,093
	June	1,416	-4.6	926	1,893	1,270	72.9	212,542	3.0	203,157
	July	1,300	-3.3	968	1,497	1,230	78.7	206,135	5.2	209,927
	August	1,080	-1.8	965	1,391	1,243	77.6	207,389	8.6	210,928
	September	1,049	2.0	962	1,388	1,224	78.6	209,593	9.6	216,602
	October	924	-1.0	956	1,104	1,190	80.3	210,618	10.6	214,893
	November	793	27.9	1,036	925	1,309	79.1	202,129	10.9	212,286
	December	568	20.3	1,052	465	1,308	80.4	209,963	14.9	212,667
2010	January	457	-8.8	975	848	1,305	74.7	213,134	15.9	227,005
	February	671	8.1	981	1,051	1,371	71.6	215,230	10.6	222,060
	March	1,030	18.5	988	1,558	1,432	69.0	227,167	7.5	225,214
	April	1,242	14.3	1,039	1,958	1,511	68.8	236,574	11.3	223,827
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	1,991	-7.5		3,397			199,233	4.9	
	Q1 2010	2,158	8.4		3,457			220,484	10.7	
	YTD 2009	3,078	-9.4		4,964			203,933	3.4	
	YTD 2010	3,400	10.5		5,415			226,361	11.0	

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Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
April 2010

		Interest Rates			NHPI, Total, Winnipeg CMA 1997=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	181.4	112.3	398	4.5	70.8	719
	February	627	5.00	5.79	181.4	113.0	398	4.7	70.9	724
	March	613	4.50	5.55	181.4	112.9	396	4.9	70.7	735
	April	596	3.90	5.25	181.4	113.5	395	5.0	70.5	738
	May	596	3.90	5.25	182.0	114.2	394	4.9	70.2	745
	June	631	3.75	5.85	182.7	114.9	395	5.1	70.2	744
	July	631	3.75	5.85	182.9	114.8	395	5.3	70.3	741
	August	631	3.75	5.85	183.1	114.3	396	6.0	70.9	734
	September	610	3.70	5.49	183.3	114.3	397	5.9	70.9	732
	October	630	3.80	5.84	183.3	114.2	397	6.0	70.9	736
	November	616	3.60	5.59	183.5	114.5	396	5.4	70.3	737
	December	610	3.60	5.49	184.1	114.0	395	5.6	70.2	737
2010	January	610	3.60	5.49	185.3	114.1	396	5.5	70.1	732
	February	604	3.60	5.39	188.8	114.4	396	5.6	70.1	733
	March	631	3.60	5.85	189.6	114.5	397	5.5	70.1	731
	April	655	3.80	6.25		114.6	398	5.4	70.2	731
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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